

Exhibit 3 Item 5-A  
Planning Board Meeting  
March 23, 2026



CITY OF Alameda

## Office of the Chief Building Official

Planning Building & Transportation Department  
Building Division / Code Enforcement  
2263 Santa Clara Ave., Room 190  
Alameda, CA 94501 (510) 747.6800  
Hours: 7:30-5:00 Mon-Thur

February 25, 2026

SENT VIA EMAIL

To: Russell Moore, Operations

USS Hornet Sea, Air & Space Museum, Pier 3

Alameda, CA 94501

[russell.moore@uss-hornet.org](mailto:russell.moore@uss-hornet.org)

Cc: Justin Hearn, Deputy Chief / Fire Marshal, Alameda Fire Department  
([jhearn@alamedaca.gov](mailto:jhearn@alamedaca.gov))

Nicholas Luby, Fire Chief, Alameda Fire Department ([nluby@alamedaca.gov](mailto:nluby@alamedaca.gov))

Subject: Determination of Maximum Occupant Load - Current Exiting Configuration  
(Hangar Bay / Main Deck)

Dear Mr. Moore:

As the Authority Having Jurisdiction (AHJ) for the City of Alameda, and pursuant to the California Building Code (CBC) Chapter 1 (Scope & Administration) and Chapter 10 (Means of Egress), the Building Division has completed a review of the USS Hornet's current exiting configuration for public events. Based on the available stairs, gangways, exit arrangement, and applicable maximum travel distances, the maximum occupant load permitted at any one time is limited to six hundred sixty (660) occupants under the ship's current configuration. This determination reflects the capacity of the existing egress components and the controlling travel-distance limitations and is intended to ensure occupants can safely evacuate during an emergency.

### **Key Basis of Determination (Summary)**

1. Egress Component Capacity. Available public stairs and gangways are the limiting elements for total exit capacity. The overall occupant load is governed by the egress component of least capacity and distribution requirements along the path of travel per CBC Chapter 10.
2. Travel Distance. Measured travel distances from occupied areas to the nearest compliant exits must not exceed CBC limits for assembly use. Where upper/flight-deck areas would exceed allowable travel distances or lack accessible routes, they are not approved for assembly use under the current configuration.
3. Egress Continuity & Arrangement. Exit access must remain clear, continuous, and unobstructed; door and gangway hardware, guard railing and stairs must meet code for safe movement of the public.
4. Accessibility. Areas open to the public must maintain an accessible route per the CBC and applicable accessibility standards. Lack of an accessible route to the flight deck precludes its use for public assembly unless and until compliant access is provided.

### **Conditions of Operation (Required)**

- A. Area of Use. Approval applies to public assembly use limited to the Hangar Bay/Main Deck areas shown on approved diagrams; the upper/flight deck is not approved for assembly use under the current configuration.
- B. Crowd Management & Fire Watch. The Alameda Fire Department (AFD) will specify the required number of crowd managers and any fire-watch staffing commensurate with the established occupant load; the venue must comply with all AFD directives.
- C. APD/AFD Coordination. Event operations must secure written approvals from the Alameda Police Department (APD) and Alameda Fire Department (AFD) for safety, communications, medical/EMS plan, and traffic/pier access. The managing staff is responsible for enforcing occupancy limits and operational compliance.
- D. Real-Time Occupancy Control. The vessel must implement continuous, device-assisted attendance counting at controlled entry points (preferably dockside at gangway bases) to ensure the total number of persons on board does not exceed 660 including staff.

E. Exit Route Management. Staff must be positioned at gangways/stairs to keep exit paths clear; queuing that impedes egress is prohibited. Exit signage and lighting must be maintained in accordance to the Building code provisions.

F. Compliance & Enforcement. Exceeding the approved limit or failing to comply with APD/AFD directives may result in immediate enforcement action, including suspension or revocation of applicable permits or approvals.

#### Pathway to Re-Evaluation (Optional Improvements)

If the USS Hornet submits plans to install additional, code-compliant public access stairways and/or gangways with the appropriate structural calculations and details stamped by a California-licensed engineer, and with Building/Fire approvals; the City may re-evaluate the maximum occupant load based on the upgraded egress capacity and travel-distance compliance. Any increase would be contingent on verified installation, inspection, and APD/AFD approval of the associated operations and safety plans.

#### **Effective Date**

This determination is effective immediately and remains in force unless superseded by a written amendment from the Building Division following an approved change to the exiting configuration.

Please contact me if you have questions or wish to submit an egress-upgrade package for review.

Sincerely,



Oscar Davalos

Chief Building Official

City of Alameda - Building Division

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